



**3 Bramble Drive**

Sneyd Park, Bristol, BS9 1RE

 **RUPERT  
OLIVER**  
property agents







# 3 Bramble Drive

Sneyd Park, Bristol, BS9 1RE

**A fabulous detached four-bedroom family house on a sought-after no-through-road in the heart of Sneyd Park; complete with a versatile one bedroom annex and a superb private rear garden.**

A fabulous circa 3300 sq. ft detached family home in gardens and grounds of circa 0.5 acres | Generous off-street parking and single garage | Versatile one bedroom lower ground floor annex | 32' open plan kitchen, dining and family room | Sitting room and a separate study | Generous utility room and a separate cloakroom | Four double bedrooms and three bath / shower rooms | Exceptional private rear garden, garden house and full-width paved terrace | Planning approved for a single storey workshop to the rear | EPC: C

## Situation

Bramble Drive is a sought-after and quiet no-through road in the heart of Sneyd Park, bordered by ancient woodland and Old Sneed Park Nature Reserve. The road is without doubt one of the principal residential addresses in Sneyd Park; lined with detached family houses with close proximity to The Downs, some 400 acres or so of open public space.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

## For Sale Freehold

3 Bramble Drive is a charming and versatile family house, set back from the road with plenty of off-street parking as well as a useful single garage and access from both sides to the superb garden behind.

The house has been beautifully looked after by the current owners over their two decades or so of ownership, as well as sympathetically extended and refurbished throughout.











Without a doubt however, aside from the superb living accommodation within the house, the garden is a key feature of the property; some 70 or so meters (circa 230 feet) deep with excellent privacy and perfect for families of all ages and size.

In addition work has commenced for a new single storey side extension to create a workshop - with full planning consent (22/01985/H) - which can either be continued or discontinued at a new owners discretion.

Accessed from the road via a full-width driveway with off-street parking for several cars, a part-glazed front door opens to a sizeable central entrance hall giving access to each of the principal reception rooms as well as stairs to the first and lower ground floors.

Immediately adjacent to the hall is the dual-aspect sitting room; flooded with natural light and with double doors from the hall giving it a lovely light and sociable feel.

To the rear of the house is the superb family kitchen, dining and family room; recently fitted and affording wonderful views over the garden beyond, with access via two sets of glazed French doors leading out onto the full-width terrace.

The kitchen is beautifully appointed with an expanse of quartz work tops, floor and wall mounted storage and an oversize central island and breakfast bar. This is a wonderfully sociable space, with a recessed ceramic hob, prep-sink with Quooker tap, overhead extractor fan and fitted pendent lighting complementing the wrap-around LED mood-lights.

In addition there are twin wall-mounted electric ovens, a further double-sink & tap unit, integrated wine fridge (with additional racks to the side), an integrated dishwasher and space for an American style fridge & freezer.

There is plenty of space within the room for a family dining table and casual seating with two ceiling mounted Velux windows above and views over the garden from the French doors.

Accessed from the kitchen is a useful box-room, recently used as a second study / crafts room with access from this to the plant room housing the hot water tank and boiler.

Across the remainder of the ground floor is a large utility room with further storage, a sink and space and plumbing for a washing machine and dryer. There is also a separate cloakroom as well as a generous study / home office overlooking the front drive.

From the hall, stairs lead down to a hugely versatile one bedroom annex, which can also be accessed independently from the rear creating a fabulous space for dependent relatives / guests. This enjoys a circa 400 sq. ft open-plan kitchen and sitting room with French doors out to the garden, as well as a double bedroom, bathroom and separate cloakroom. A fabulous space with huge potential.









Upstairs, across the first floor, lie four excellent double bedrooms served by three bath / shower rooms (two of which are en-suite).

The principal bedroom lies to the front, with a light-filled dual aspect and an en-suite shower room.

The three remaining bedrooms lie to the rear (with bedroom four enjoying a dual front to back aspect), with the guest bedroom enjoying an en-suite shower room, and the remaining two a well-appointed family bathroom. The rear of Bedroom Three opens up via Juliet balcony to a wonderful garden views across towards the Nature Reserve beyond.

## Outside

Without a doubt, the circa 0.4 acres of rear private garden is a true feature of the house; some circa 230 ft. deep with a high degree of privacy, lovely mature trees and a huge expanse of level lawn.

Accessed either via the lower ground floor reception room, or from above via the fullwidth kitchen terrace it is hugely sociable and catches much of the day's sun.

Within the garden is a timber home office / studio (or wonderful children's play house!) and there is plenty of garden space to explore the opportunity of a swimming pool, subject to necessary consent.

There is a easy vehicular access from one side of the house, and secure pedestrian access from the other side as well as a deep paved terrace leading out from the lower ground floor.

To the front, there is plenty of room to park several cars / caravans / camper vans off the road, with vehicular access via one side to the garden (ideal for any landscaping projects) and secure pedestrian access to the other. In addition there is a useful single garage and mature planting to the front to provide additional privacy from the road.

In all circa 0.5 acres of garden and grounds.

Full planning has been granted, and work has begun, under planning ref: 22/01985/H for the creation of a single storey "sculpting" workshop to the side of the property.

**SerVICES:** Gas fired central heating (new boiler circa 1 year's old). Mains water, drains and electricity. Full Fibre broadband available by contract with supplier.

**Local Authority:** Bristol City Council: Tel: 0117 922 2000  
Council Tax: Band G

**Directions:** Post Code: BS9 1RE

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents



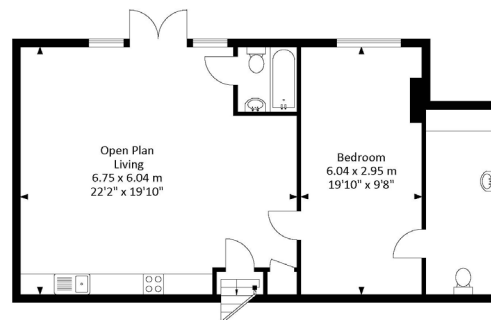


# Bramble Drive, Sneyd Park, Bristol BS9 IRE

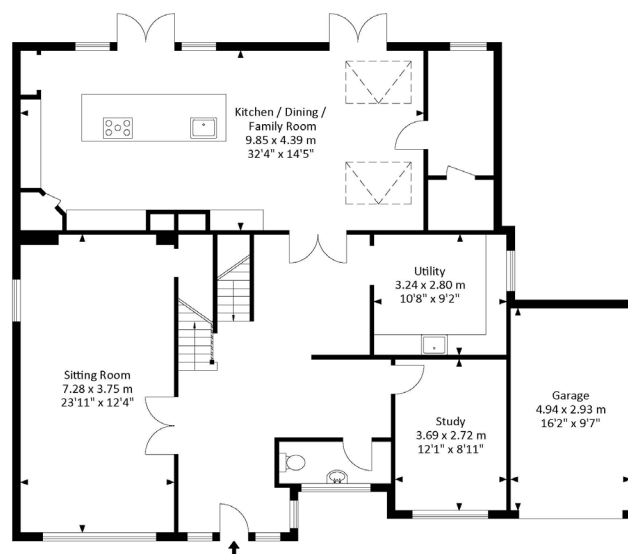
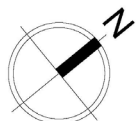
Approx. Gross Internal Area  
3281.70 Sq.Ft - 304.90 Sq.M

Garage  
155.80 Sq.Ft - 14.50 Sq.M

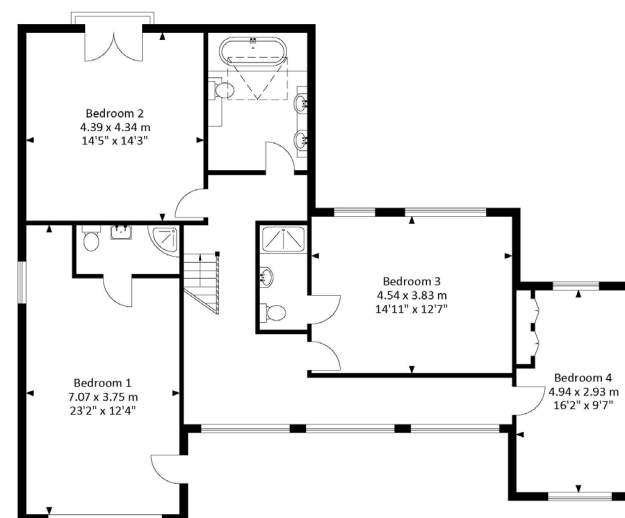
Total Area  
3437.50 Sq.Ft - 319.40 Sq.M



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.